

TULSA METROPOLITAN AREA PLANNING COMMISSION
 MINUTES of Meeting No. 1340
 Wednesday, January 7, 1981, 1:30 p.m.
 Langenheim Auditorium, City Hall, Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Avey	Inhofe	Alberty	Jackere, Legal
Eller	Kempe	Gardner	Department
Gardner	Parmele	Howell	
Holliday	C. Young	Wilmoth	
Keleher, 2nd Vice- Chairman			
Petty			
T. Young			

The notice and agenda of said meeting were posted in the Office of the City Auditor, Room 919, City Hall, on Tuesday, January 6, 1981, at 11:58 a.m., as well as in the Reception Area of the TMAPC Offices.

Vice Chairman, Tom Keleher, called the meeting to order at 1:40 p.m. and declared a quorum present.

REPORTS:

TMAPC Claims:

On MOTION of HOLLIDAY, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Keleher, Petty, T. Young "aye"; no "nays"; no "abstentions"; Avey, Inhofe, Kempe, Parmele, C. Young "absent") to approve the 1980-1981 TMAPC Claims (attached).

CHAIRMAN'S REPORT:

Bob Gardner advised the Commission that Phase I of the Park and Recreation Plan, documenting local park and recreation facilities and deficiencies, has been completed. Phase II will review the information included in the first Phase and make recommendations for future park and recreation facilities for the City of Tulsa, Tulsa County, Osage County, and Creek County. This review will include preparation of a series of working papers by the INCOG and City of Tulsa staff which will be considered by three groups; the Technical Advisory Committee, composed of park and recreation professionals; citizens and park users; and the Policy Advisory Committee, a group of local policymakers and elected officials. The papers and modifications will then be combined into a document to be presented to the appropriate governing bodies for final approval. Mr. Gardner recommended a representative of the Planning Commission be appointed to serve on the Policy Advisory Committee.

Vice-Chairman Keleher, without objection, appointed Commissioner Marian Holliday to serve on the Committee for Phase II of the Park and Recreation Plan.

CONTINUED ZONING PUBLIC HEARING:

CZ-3 Dr. Clark (Joe Caudle) South of the SE corner of 116th Street North and Garnett Road. (referral from Owasso) AG to CS

A Memorandum (Exhibit "A-1") noting the action of the Owasso City Council was presented.

Relationship to the Comprehensive Plan:

The Owasso Comprehensive Plan designates the subject property Medium Intensity -- Commercial or Office on the front 450 feet and Rural Residential Intensity for the remainder of the property.

The Owasso City Council on January 6, 1981, voted 4-0-0 to recommend to the TMAPC approval of CS on the west 450 feet.

Staff Recommendation:

The Staff recommends APPROVAL of CS on the west 450' and DENIAL of the balance.

The subject tract is 20 acres in size, located on the east side of Highway #169, south of 116th Street North. The property is zoned AG and is being used for agricultural purposes. The applicant is requesting CS or IL zoning.

The subject property is adjacent to the Owasso City Limits and within the Owasso Annexation Fence Line. The Owasso Comprehensive Plan recognizes possible commercial or office on the frontage, but the majority of the property is designated for rural residential development. The Owasso Plan does not recognize any of the rear portion of the property for commercial use.

The Staff feels that CS zoning on the frontage is appropriate on the subject tract based on the Comprehensive Plan and surrounding zoning, and accordingly, recommends that the Planning Commission uphold the Owasso City Council recommendation for approval of CS on the west 450' and denial of the balance.

The Staff informed the Commission that this application had been continued to allow for readvertisement, and to be heard by the Owasso City Council. The application was advertised for CS consistent with the Owasso Comprehensive Plan.

Applicant's Comments:

Dr. Clark, in review of the application, stated that the Owasso City Council recommended approval of CS zoning for approximately 450 feet east of the centerline of Garnett and denied CS zoning on the remainder of the 20 acres. The subject tract, at this time, is barren land which will not be developed until sewer and water facilities are installed. Dr. Clark advised that he would like to put something on the tract to help fund the property, and at this time, mini-storage units are all that seem feasible. He proposed installing these mini-storage units, 220' wide x 490' in length, at the back of the northeast corner. The applicant owns 100 acres adjoining the subject tract to the east with agricultural land to the north.

CZ-3 (continued)

Dr. Clark stated that the land on the back of the subject tract will not be utilized for anything other than farm land or possibly houses if the utilities are installed. He did not feel the mini-storage units would be the best use of the valuable land on the front part of the subject property. He requested that the strip of zoning be continued at least 220' in width to the back of the tract and also an additional 100' in depth. By so doing, if the economy improves in the future, an attractive shopping mall might be developed rather than a strip center. The applicant stated he had talked with surrounding property owners and they did not have any objections to the proposed use of the subject tract.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-0 (Eller, Gardner, Holliday, Keleher, Petty, T. Young "aye"; no "nays"; no "abstentions"; Avey, Inhofe, Kempe, Parmele, C. Young "absent") to approve CS zoning on the west one-half, approximately 660', of the subject tract, to line up with the property line to the north, and denial of the balance.

PUD #245 Roy Johnsen (Dr. Torchia) SE corner of East 101st Street and South
Yale Avenue (AG & RS-2)

Staff Recommendation:

Planned Unit Development 245 is located on the SE corner of 101st Street and Yale Avenue. The property is zoned RS-2 and AG. The applicant is requesting CS and RM-0 zoning on the AG portion under application Z-5452. The subject application is essentially the same request as filed under PUD 228. The Staff found no change in the physical facts of the area that would support substantial alterations to our previous findings, therefore, the Staff's recommendation is essentially the same.

The Staff has reviewed the applicant's PUD site plan and text and have found the proposal consistent with the stated purposes and provisions of the PUD Ordinance, and with the modifications recommended by the Staff, PUD #245:

- (1) Is consistent with the Comprehensive Plan for District 26, which requires a PUD for intensities greater than RS-1 on the subject property;
- (2) Harmonizes with the existing and expected development of surrounding areas; and
- (3) Is a unified treatment of the development possibilities of the project site.

Therefore, the Staff recommends the Commission approve PUD 245, subject to the following conditions:

1. That the applicant's text and site plan be incorporated as conditions of approval unless herein modified.
2. Commercial Development Standards (Area B-1)
 - a. Net commercial area (max.); 8.54 acres
 - b. Net landscaped area of commercial area (min.): 1.19 acres (13.9% of net commercial area)

PUD #245 (continued)

- c. Permitted Uses: Those uses permitted by right in CS District, except signs (see sign standards conditions m.)
- d. Maximum floor area: Retail commercial -- 88,000 sq. ft.
Office -- 10,000 sq. ft.
(The permitted total floor area is reduced based on recommended commercial zoning intensity on other intersection corners.)
- e. Maximum Height: 2 stories
- f. Building setback (min.): From east boundary 80 ft.
From centerline of abutting public streets --100 ft.
- g. Perimeter landscaped open space: A minimum of 30 feet on the east boundary adjacent to anticipated residential development. The balance of the perimeter area per applicant's text. Open space shall be landscaped with a variety of plant materials and earthen berms. A pedestrian/bike path a minimum of 4 ft., in width shall be constructed along the entire south and east boundaries. A detailed landscape plan specifying plant materials, type and location shall be required at the detailed site plan review and shall be in place prior to occupancy of any building.
- h. Parking ratio: 5.0 spaces per 1,000 sq. ft. of floor area.
- i. Detailed site plan shall be approved by the TMAPC prior to the issuance of any building permits. In the site plan review specific attention will be given to the following:
 - (1) Degree of visibility of rooftop mechanical equipment or ground mechanical equipment.
 - (2) Window arrangement on any second story portion of the building within 150 feet of any residentially zoned area.
 - (3) The compatibility of the east and south building exterior walls with the abutting properties.
- j. That outside trash containers and delivery areas be screened from view from the south and east boundaries by a combination of earthen berms, fence and plant materials.
- k. That screening along the east boundary be accomplished by solid surface 6' fence, or dense plant material or berms or any combinations thereof.
- l. That the parking areas be interrupted with landscaping; i.e., planting areas, tree islands, etc.
- m. Sign standards:

PUD #245 (continued)

- (1) Ground signs;
one (1) per arterial street frontage,
120 sq. ft. (max.) display surface area per sign,
16 feet maximum height above abutting street grade,
300-foot setback from contiguous residential area.
- (2) Directional signs;
per applicant's text.
- (3) Identification signs;
monument-type signs not exceeding 5' in height may
be located at each shopping center access point and
at the intersection corner.
- (4) Wall or canopy signs;
per applicant's text and, in addition, no wall or
canopy sign shall be permitted on any building wall
that is within 250' of an adjacent residential
structure if visible from such structure.
- (5) A detailed sign plan, showing size, dimensions, display
area, and location shall be approved by the TMAPC for
each ground and identification sign.

3. Residential Area Standards (Area B-6)

- a. Net area-----11.56 acres
- b. Permitted use-----single family detached
- c. Maximum dwelling units-----25
- d. Lot width (min.)-----100 feet
- e. Lot size (min.)-----22,500 sq. ft.
- f. Maximum height-----2 stories
- g. Livability space per D.U.--15,000 sq. ft.
- h. Yards-----per RS-2 District
- i. Off-street parking-----per RS-2 District
- j. That private streets be permitted as recommended by City Hydrolo-
gist and street shall be privately owned and maintained by a home-
owner's association.

4. Stormwater Management Area Standards (Area B-7)

- a. Net area: 5.28 acres
- b. Permitted use: Stormwater detention and retention facilities in
accordance with approval plans by City Hydrologist.

5. That a subdivision plat for each development area be approved by the TMAPC and filed of record in the County Clerk's Office prior to the request for any building permit, incorporating within the restrictive covenants of said plat, the PUD conditions of approval making the City of Tulsa beneficiary to said covenants.

6. That prior to the occupancy of any commercial or office building an additional paving lane, consisting of asphalt a minimum of 12 feet in width, be constructed paralleling the area it will serve. This requirement is in lieu of 4-lane improvement of 101st Street and Yale Avenue as it parallels the affected area.

PUD #245 (continued)

Applicant's Comments:

Roy Johnsen noted that the District 26 Plan includes the subject tract in a Special District in which drainage is one of the key features resulting in a requirement, before medium intensity is permitted, that a PUD be filed in order to appropriately consider the drainage problem. A detailed drainage study by an engineer was made on the subject tract in the early stages of planning and a concept was developed to provide a retention area. This plan was reviewed and approved by the City Hydrologist.

Mr. Johnsen stated that much of the skill in a project such as PUD #245 is establishing the development standards for the detailed site plan that will be presented to the Planning Commission. One of the requirements of the PUD, both in the applicant's text and as recommended by the Staff, is that a detailed site plan must be submitted and approved by the Planning Commission before issuance of building permits in the commercial area.

The applicant stated that most of the standards set forth by the Staff were acceptable; however, he did point out several differences in the applicant's text and the Staff Recommendation.

The PUD text set forth 109,000 sq. ft. of maximum floor area for retail shopping which was based on that which would be permitted by the underlying zoning if a basic node approach was approved on the intersection. The Planning Commission previously approved five acres which would permit 109,000 sq. ft. Mr. Johnsen advised that he would not object to the 10% reduction by the Staff and further reducing the area with the requirement that a portion of it be used for offices, but he wanted the Commission to be aware that the intensity has been cut back.

Mr. Johnsen did take exception with the Staff Recommendation that the minimum building setback from the east boundary line be increased from the proposed 40' to 80'. He did not feel that the physical facts warranted the additional setback since there were no homes on the adjacent tract and the land is being used for a horse operation. The applicant questioned that this was a necessary standard since the Commission will have the opportunity to review a detailed site plan and the existing use of the property to the east. He felt that the proposed 40' setback, along with the perimeter landscaping and screening, would be sufficient to provide a basic standard for the review of the detailed site plan. The 80' setback imposed at this time would restrict the opportunity to accomplish the building layouts.

A landscape architect developed a landscape plan for the perimeter of the proposed PUD. A 10' landscaped area with a screening fence was proposed for the east boundary of the subject tract. The Staff expanded this landscaped area to 30'. Mr. Johnsen objected to this additional requirement.

The Staff recommendation stated that specific attention should be given to the exterior building materials to be used on the east and south facade, and the building elevations from north and west. The applicant questioned if the Commission should enter into the architectural treatment of shopping areas. Mr. Johnsen concurred that the compatibility of the project

PUD #245 (continued)

with the properties to the south and east is an appropriate point of consideration; however, he disagreed with the encompassing "blanket-type" requirement of architectural review. He stated that he did not disagree with the objective, but the nature of the language was of concern to him.

Commissioner T. Young questioned how the applicant would impose a condition that would address the problem of the appearance at the rear of the building.

Mr. Johnsen pointed out that the Staff had included a standard that outside trash containers and delivery areas be screened from view from the south and east boundaries by a combination of earthen berms, fence and plant materials. He felt this standard addressed one of the most offensive parts of the backside of the buildings. There is also a requirement that a 6' screening fence be constructed along the south and east boundaries of the subject tract as a retention area. The applicant suggested the standard read..."In the site plan review specific attention will be given to the compatibility of the south and east portions of the buildings with adjoining properties. He was in agreement with the Commission reviewing the plans for the loading areas, trash facilities and lighting in the context of what is adjoining the property. However, he took exception with the concept of architectural review and approval; i.e., the backside has to be painted a particular color or it has to be of a particular type of material.

The applicant was opposed to the standard stating that the parking areas be interrupted with landscaped tree islands marking the end of each row of parking. After talking with the Staff, the wording of this standard was changed to read: "That the parking areas be interrupted with landscaping; i.e., planting areas, tree islands, etc."

Mr. Johnsen advised that he was opposed to the standard that there must be tree island on the site because he felt that it depends on the building arrangement, the size of parking areas and how much interruption they need. He stated that he would be in favor of the standard as it is rewritten by the Staff with the deletion of the landscaped tree islands marking the end of each row of parking.

In regard to the sign standards, the applicant apprised the Commission that the Staff is setting forth a very restrictive sign control which cuts the proposed signage approximately by one-half. He pointed out that the original Staff Recommendation had been changed to reflect approval of monument signs to be located at the access points.

Mr. Johnsen noted that the Staff Recommendation included additional paving lanes on the 101st Street and the Yale frontage and stated that this is unprecedented, to the best of his knowledge. He advised that if this is to be a standard, then it should be applicable at every intersection. The applicant questioned how much this would accomplish and felt there should be more study of the standard with input from the Traffic Engineer. Mr. Johnsen also expressed concern about the loss of trees with the construction of the additional paving lane. He counted 15-20 trees which he felt worth saving and pointed out that the Walnut Creek Addition had saved many of the existing perimeter trees and integrated them with the new plantings and landscaping.

PUD #245 (continued)

Protestant's Comments:

Dewey Jernigan, Chairman of the coordinating committee which represents 16 homeowner's associations and additions, advised that he wanted to correct an earlier statement that the homeowners were not opposed to PUD #245.

The residents of southeast Tulsa are opposed to the PUD, in general, because it represents part of a larger package, the rezoning which they are still opposed to. Mr. Jernigan stated that the homeowners are opposed to the PUD because the total package is an imposition of a major shopping center into an established residential area. The application fails to take seriously the health, safety and welfare of the nearly 700 homeowners who do not want this project in their area. The protestants do not oppose planning and agree that a PUD is certainly better than no planning whatsoever. He pointed out that the Staff Recommendation was much more acceptable to the homeowners than the original application. In summary, Mr. Jernigan advised that the homeowners are opposed to this project and are hopeful that the City Commission will deny the rezoning application.

Gene Payne, President of the Shady Oaks Homeowner's Association, advised that the residents are not opposed to growth and planning. However, they are in favor of single family residential and maintaining a residential and rural atmosphere. Mr. Payne stated that the feel there should be more areas in Tulsa comparable to the Lewis Avenue area between 21st and 51st Streets.

In the Commission review of the application, Commissioner Keleher stated he felt the modification of building setback from 80' to 40' and a change in the 30-foot landscaped open space should be given consideration. In addition, he suggested that a modification to prohibit any light spread beyond the property line be considered with the screening along the east boundary.

Referring to the Staff Recommendation, Commissioner Petty advised that he did not feel requirements such as..."That the parking areas be interrupted with landscaped tree islands marking the end of each row of parking," should be included as a standard. He stated that being so specific as to include bike paths, recreational facilities, and tree plantings, is beyond the point where zoning was intended to protect the public. Mr. Petty pointed out that the market-place is going to determine whether the shopping center is going to be accepted and successful, therefore, he was inclined to let the developer choose how he constructs and landscapes his property. He agreed that the paving lane is a new standard and was in favor of deleting that recommendation and was also in agreement with the reduction of landscaping requirements.

Commissioner Bill Gardner stated he was in favor of the building setback requirements suggested by the applicant, reduced from 80' to 40' and also the change in the landscaping requirement from 30' to 10' on the east boundary of the subject tract. Mr. Gardner did not agree with the deletion of the standard requiring parking areas to be interrupted with landscaping because he felt the developer should have some responsibility to those individuals who are going to patronize the shopping centers.

Mr. Jernigan, responding to Commissioner Keleher's question, advised that he did not wish to provide any input in the recommendations for PUD 245.

*Amended
1-21-81
JK*

PUD #245 (continued)

Commissioner T. Young advised that he agreed with all of the Staff Recommendations; however, he was willing to recognize the changes in the building setback and the reduced landscaping requirement proposed by the applicant. He also noted that he was in agreement with the standard setting forth the additional paving lane. Mr. Young then offered a motion to approve the application, subject to the Staff Recommendation, and to modifying condition 2 (f) from 80' to 40', change of the minimum 30-foot perimeter landscaped open space on the east boundary to 10 feet, recognizing the Staff modifications concerning the landscaping in the parking areas, the change in the sign standards to include monument-type signs at the access points and prohibiting any light spread beyond the property line. Commissioner Avey second this motion.

Commissioner Petty then proposed an amendment to the motion. The amendment would delete the standard of landscaping in the parking areas, the additional paving lane and any specific attention to be given to the exterior building materials to be used on the east and south facade, and the building elevations from north and west. The amendment did not receive a second.

Bob Gardner noted that the Staff had agreed to change the wording of the standards 2. i. (3) and 2. 1. per applicant's suggested wording.

Commissioner T. Young suggested the condition include the wording: "That the exterior improvements and appearance will be compatible with the surrounding properties."

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Petty, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele, C. Young "absent") to approve PUD #245, subject to the Staff Recommendation, with the additional modifications and additions: Building setback from the east boundary reduced from 80' to 40'; 2) the perimeter landscaped open space on the east boundary being reduced from 30 feet to 10 feet; and 3) prohibit any light spread behind the property line, on the following described property:

The NW/4 of the NW/4, Section 27, Township 18 North, Range 13 East, Tulsa County, Oklahoma; LESS the NE/4 of the NW/4 of the NW/4 thereof, and LESS the North 300' of the West 400' of the S/2 of the NW/4 of the NW/4 thereof.

Application PUD #249 Present Zoning: (CS & RM-1)
Applicant: W. Robert Goble (Ralph V. Griffin)
Location: 71st Street, between Lewis and Peoria Avenues

Date of Application: October 30, 1980
Date of Hearing: January 7, 1981
Size of Tract: 2.02 acres, plus or minus

Presentation to TMAPC by: Roy Hinkle
Address: 7030 South Yale Avenue Phone: 494-2650

Comments:

The Staff advised that this PUD was continued from the previous meeting to allow the applicant time to readvertise additional property to be considered for commercial zoning.

Applicant's Comments:

Roy Hinkle, representing the applicant, advised that the proposed plan was to build offices and mini-storage units on the subject tract. The mini-storage units will be a painted, solid block wall which will set-back from the property line approximately 5 feet. This will provide a barrier to completely screen-off the storage units. There will not be any roads or parking around the perimeter of the storage unit area. The breaks between the mini-storage units will be screened by a stockade fence painted the same color as the units. There will not be any living facilities in conjunction with the storage units.

An engineering error concerning the length of the building and the set-back from 71st Street will be corrected and the application will be amended.

Access to the subject tract will be from 71st Street with all traffic flow to be on the inside area of the tract. The lights will be faced inward for security purposes. There will be security gates which will be locked. Mr. Hinkle stated he felt the traffic flow would be much less than that generated by apartment use.

Protestant: Billy Hughes Address: 1418 East 71st Street

Protestant's Comments:

Billy Hughes advised that he owns an adjacent property and that he was also representing Mrs. Florence Clemmons, a homeowner in the area. Mr. Hughes stated he was not opposed to the office use and he felt it would be a much cleaner use of the property than mini-storage units. He noted that he was using his property as an office at the present time and planned to remodel the house in the future as a rental property. Mr. Hughes stated he would rather have offices all the way back on the subject property than have the mini-storage units on the tract. He expressed concern that it would lower property values in the area.

Staff Recommendation:

Planned Unit Development #249 is located on the south side of 71st Street, east of Quincy Avenue. The property is zoned CS and RM-1, and the applicant has filed application Z-5488 requesting additional commercial zoning. The applicant's proposal is for an office building and mini-storage complex. The total floor area requested is 6,000 square feet of office area and 26,407 square feet of mini-storage. The office use is a permitted use in the CS District and is an exception use in the RM-1 District. The

PUD 249 (continued)

mini-storage is an exception use in the CS District. The PUD Ordinance allows the approval of the exception uses providing that they are found appropriate.

The Staff has reviewed the applicant's site plan and is in support of the use concept; however, we are not recommending approval of the zoning change and cannot support the requested floor area. Also the applicant's site plan shows development within the 71st Street right-of-way and the office building does not setback the required 110 feet from the centerline of 71st Street.

The Staff could recommend APPROVAL of the applicant's PUD with the following modifications:

1. That the site plan be modified and the off-street parking within the right-of-way be deleted.
2. That the building setback be 110 feet from the centerline of 71st Street.
3. That the maximum mini-storage floor area be 17,605 square feet.
4. That the maximum office floor area be approximately 9,000 square feet.
5. That a new site plan reflecting these standards be submitted to the Commission for review and approval prior to release of the building permits.
6. That a subdivision plat, approved by TMAPC, be filed of record in the County Clerk's office incorporating the PUD conditions of approval in the restrictive covenants and the City of Tulsa be made beneficiary to said covenants.

TMAPC Action: 7 members present.

On MOTION of T. YOUNG, the Planning Commission voted 6-1-0 (Avey, Eller, Gardner, Holliday, Keleher, T. Young "aye"; Petty "nay"; no "abstentions"; Inhofe, Kempe, Parmele, C. Young "absent") to recommend to the Board of City Commissioners that the following described property be approved as per Staff Recommendation including the listed modifications:

Lot 3, Valley Bend Subdivision, being the North 600' of Lot 1, Section 7, Township 18 North, Range 13 East, Tulsa County, Oklahoma, LESS the West 85' of the North 150' of Lot 3 in Valley Bend Subdivision, a subdivision of Lot 1, Section 7, T-18-N, R-13-E, Tulsa County, Oklahoma.

Z-5488 (continued)

on the south side of 71st Street, have requested CS zoning to a depth of 290 feet. The zoning line is well established and respected.

In March 1980, an application by another party (Z-5376) was made for OL zoning on the RM-1 portion of the subject tract. That application was denied. The applicant was informed that a PUD could be filed on the subject property thereby spreading the intensity of the north 290 feet zoned CS to the balance of the property. But the integrity of the CS zoning line would have to be maintained.

The present applicant is requesting increased intensity on the subject tract through CG zoning on the portion zoned CS or the extension of the CS zoning line south 106 feet to 396 feet. The Staff cannot recommend approval of either request. CG general commercial zoning permits a wider range of uses and a .75 floor area ratio, which increases the intensity and allows certain uses that are not considered compatible adjacent to residential areas. The integrity of the established CS line should be maintained to control the intensity of development.

Based on these findings, the Staff recommends DENIAL of any CG and DENIAL of CS on the subject tract south of 290 feet.

Special Discussion for the Record:

Commissioner T. Young pointed out to the protestant that the subject zoning request has also been recommended for denial by the Staff as they recommended denial of his application approximately one year ago.

Bob Gardner advised that Mr. Johnson's application had been continued for one-week last year to allow him the option of submitting a PUD. However, Mr. Johnson explained, at that time, that his purchase of the property was contingent upon approval of OL zoning as soon as possible; the owner was not willing to grant the additional time required to submit the PUD.

Commissioner T. Young questioned if the Staff PUD recommendation would be the same if the additional requested CS zoning was approved.

Mr. Gardner advised that the Staff would support additional mini-storage on the basis of their low traffic generator. He pointed out that it is a long narrow tract and there would be difficulty getting people in and out on the property.

The applicant stated he did not think that additional office space is warranted in the area or would be the best use of the land. Also, it will generate additional traffic in the area. Mr. Hinkle advised he did not see a great deal of difference with the additional requested 10% coverage in terms of density and traffic, but it would mean a great deal to the applicant economically.

TMAPC Action: 7 members present.

On MOTION of T. YOUNG, the Planning Commission voted 6-0-1 (Avey, Gardner, Holliday, Keleher, Petty, T. Young "aye"; no "nays"; Eller "abstaining"; Inhofe, Kempe, Parmele, C. Young "absent") to recommend to the Board of City Commissioners that the following described property be DENIED:

The North 396 feet of Lot 3, Valley Bend Subdivision, LESS and EXCEPT the West 85 feet of the North 150 feet of said Lot 3, Tulsa County, Oklahoma.

SUBDIVISIONS:

Cimarron Run II (790) Coyote Trail, North of State Highway #51 (AG - County)

Mr. Wilmoth recommended this plat be given final approval and released.

On MOTION of HOLLIDAY, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Petty, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele, C. Young "absent") to approve and release the final plat of Cimarron Run II.

Douglas Addition (3502) SW corner of North Elgin Avenue and East Marshall
(RM-1)

The Staff advised that this was a plat submitted by TURA and recommended the fees be waived. The final plat is ready for approval and release.

On MOTION of HOLLIDAY, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Petty, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele, C. Young "absent") to grant final approval and release, including the waiver of fees, on Douglas Addition.

Ronjon Park (3194) 10600 Block of East 61st Street (IL)

Mr. Wilmoth presented the final plat of Ronjon Park noting that it was ready for final approval and release.

On MOTION of GARDNER, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Petty, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele, C. Young "absent") to approve and release the final plat of Ronjon Park.

LOT-SPLITS:

L-14136	El Paseo, an Okla. Ltd., Partnership	(1283)	L-15087	Jackson T. Barger	(3622)
14591	CJB Investments, Inc.	(883)	15088	Tulsa Industrial Properties, Inc.	(3304)
15076	BMF Properties	(3304)	15089	TURA	(3602)
15079	Goodwill Industries of Tulsa, Inc.	(1492)	15090	David P. Schwartz	(3684)
15080	Preston Construction Company, Inc.	(1083)	15091	Tulsa Screw Products Co.	(893)
15082	TURA	(3602)	15093	Murphy Products	(883)
15083	William T. & Sherri Hader	(2993)	15095	Marie Holt	(1703)
15084	James C. R. O'Leary	(2702 - Osage)	15096	Conrad and Wilma Mitchell	(3303)
15085	TURA	(2502 & 3602)	15097	Utica National Bank & Trust Co.	(793)
15086	Alfred Nipp	(3502)	15098	Utica National Bank & Trust Co.	(793)
			15099	Claude H. Rogers	(3194)

On MOTION of ELLER, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Petty, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele, C. Young "absent") for ratification of approval of the above-listed lot-splits.

FOR WAIVER OF CONDITIONS:

L-15074 Residence Venture Corp. (2493) North side of 41st Street and South
82nd East Avenue (Including Change of Access) (IL)

Mr. Wilmoth advised that this is a request to split part of Lot 3, Block 1, Bond Second Amended Addition into two tracts. The front tract will have sufficient access and meet the zoning requirements in the IL District. The tract in the rear however, has access to East 41st Street by means of a 39' access "handle," which will require a waiver of the zoning requirement of 150' of frontage. The Board of Adjustment has already approved the use and configuration of the plot plan for a motel on the rear tract. (Case #11264).

The Staff notes that the access point on 41st will need to be moved east slightly to allow access to the 39' "handle."

Water Department advised that loop water line may be needed for fire protection, and the sewer may need to be extended. (The City Engineer advises the tract has poor drainage and a plan will be required.) (The applicant was not present.)

The Technical Advisory Committee and Staff recommended approval of L-15074 and change of access on the tract, subject to the conditions.

On MOTION of T. YOUNG, the Planning Commission voted 7-0-0 (Avey, Eller, Gardner, Holliday, Keleher, Petty, T. Young "aye"; no "nays"; no "abstentions"; Inhofe, Kempe, Parmele, C. Young "absent") to approve L-15074 and change of access on the tract, subject to the following conditions:

- (a) Loop water line as per Water and Sewer Department,
- (b) extension of sewer if required; and
- (c) drainage plans to be approved in the permit process.

OTHER BUSINESS:

PUD #187 Ed Payne SE corner of 63rd Place and 73rd East Avenue

Request for Minor Amendment to permit a reduction of the front setback per site plan.

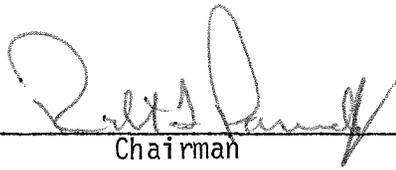
Mr. Albery advised that the applicant was having difficulty situating the house on this lot and the Commission has considered several amendments on this PUD previously. This is a corner lot and there are several easements which must be avoided. The setback from 73rd East Avenue on the west would normally require 75'; however, this is the front of the structure and has been treated as the side yard. The garage is to the north on 63rd Place South. The waiver requested by the applicant would be from 25' to 22' to 16'.

The Staff's concern with the request was that it would not cut off any light area from the structure on the south; however, that house is also located on a corner lot. The builder purchased two lots and situated the house straddle the lot line. There was no objection to the waiver from the adjoining owner. The Staff recommended APPROVAL, subject to the site plan.

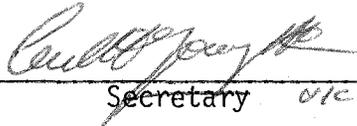
There being no further business, the Chair adjourned the meeting at 3:30 p.m.

Date Approved

Jan 27, 1981


Chairman

ATTEST:

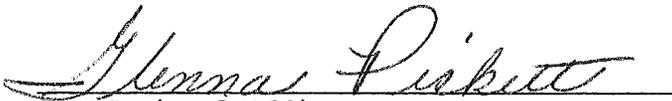

Secretary *vice chairman*

TULSA METROPOLITAN AREA PLANNING COMMISSION

Claims: 1980-81

<u>Account Number</u>	<u>Claim Number</u>	<u>Vendor</u>	<u>Amount</u>
7171	13028	Indian Nations Council of Governments	\$7,369.75

This is to certify that the above claims are true, just and correct to the best of our knowledge.


TMAPC Fiscal Officer


TMAPC Assistant Director

TMAPC: Agenda

January 7, 1981

Meeting No. 1340

